

The Strategic Public Lands Realignment Project

**City of Duluth &
St. Louis County Lands Project**

Public Information Presentation, June 29 and 30, 2021

Presentation Overview

1. The unique importance of public open space in Duluth
2. The state of Duluth's public open space system
3. The Open Space chapter of the Imagine Duluth 2035 Comprehensive Plan
4. Project organization: parcel selection, guiding documents and phases
5. Funding mechanisms
6. Preliminary parcel selections
7. Public review process and timeline

The Unique Importance of Open Space to Duluth



The Unique Importance of Open Space to Duluth

The best community assets in Duluth (according to residents):

1. Proximity to Lake Superior
2. Natural scenery/great views
3. Parks and open space
4. Trails

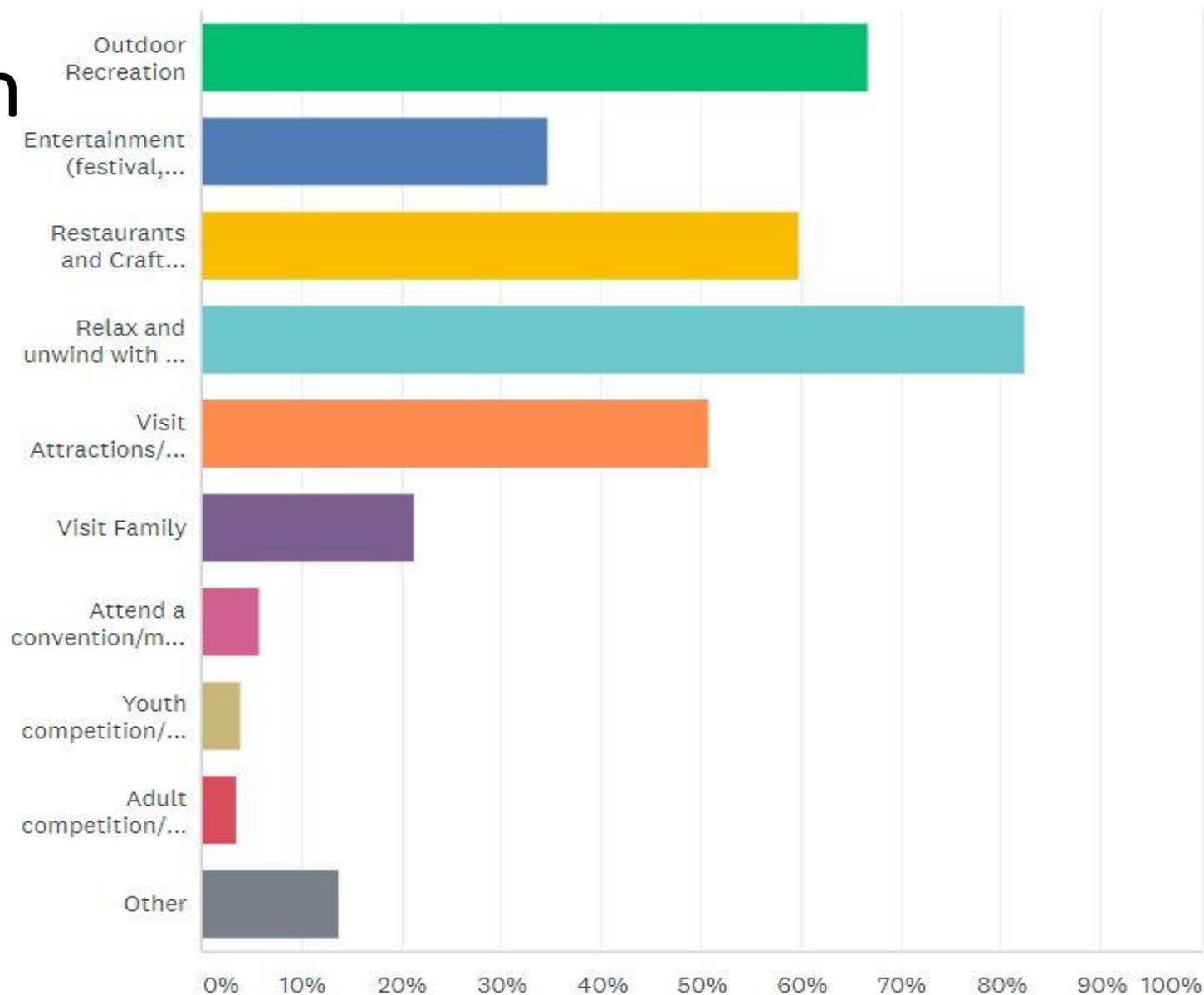
From survey of residents conducted in association with development of Imagine Duluth 2035 Comprehensive Plan



Reasons you choose to visit Duluth? Select all that apply:

Answered: 985 Skipped: 1

The Unique Importance of Open Space to Duluth



What is Open Space

Open spaces are more than undeveloped land. They provide places for people and wildlife to breathe, literally and figuratively. They are part of the character of the city, including the green hillside of western Duluth, wetland areas of Duluth Heights and Piedmont Heights, sheltered bays of the Saint Louis River, the ribbons of Skyline Parkway and the creek corridors that weave open space areas together. They are formal parks such as Bayfront, Lester, Enger, and Chambers Grove, the plazas of Downtown, the Lakewalk, and the neighborhood parks found throughout the city. Some of these open space areas were deliberately created, while others are the “left behind” areas of yesteryear. Source: Imagine Duluth 2035

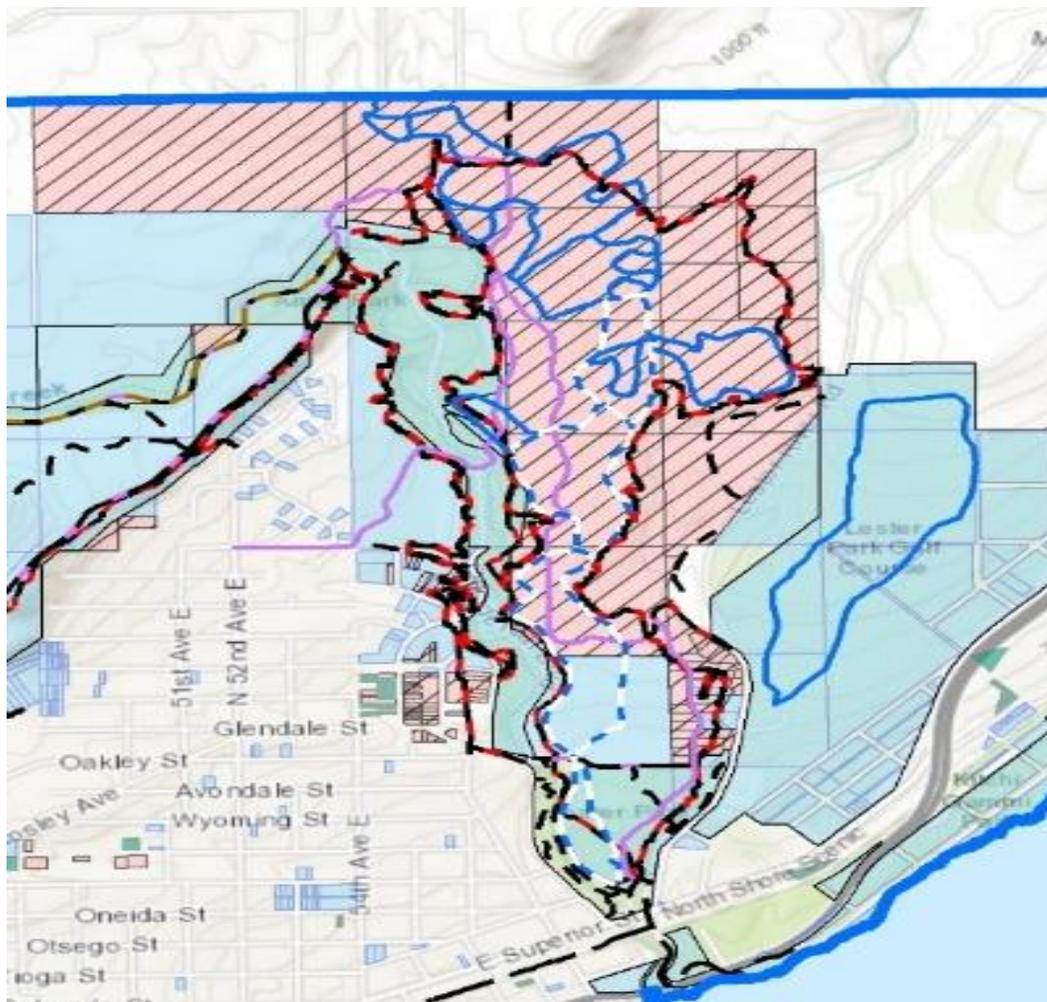


The State of Duluth's Open Space System

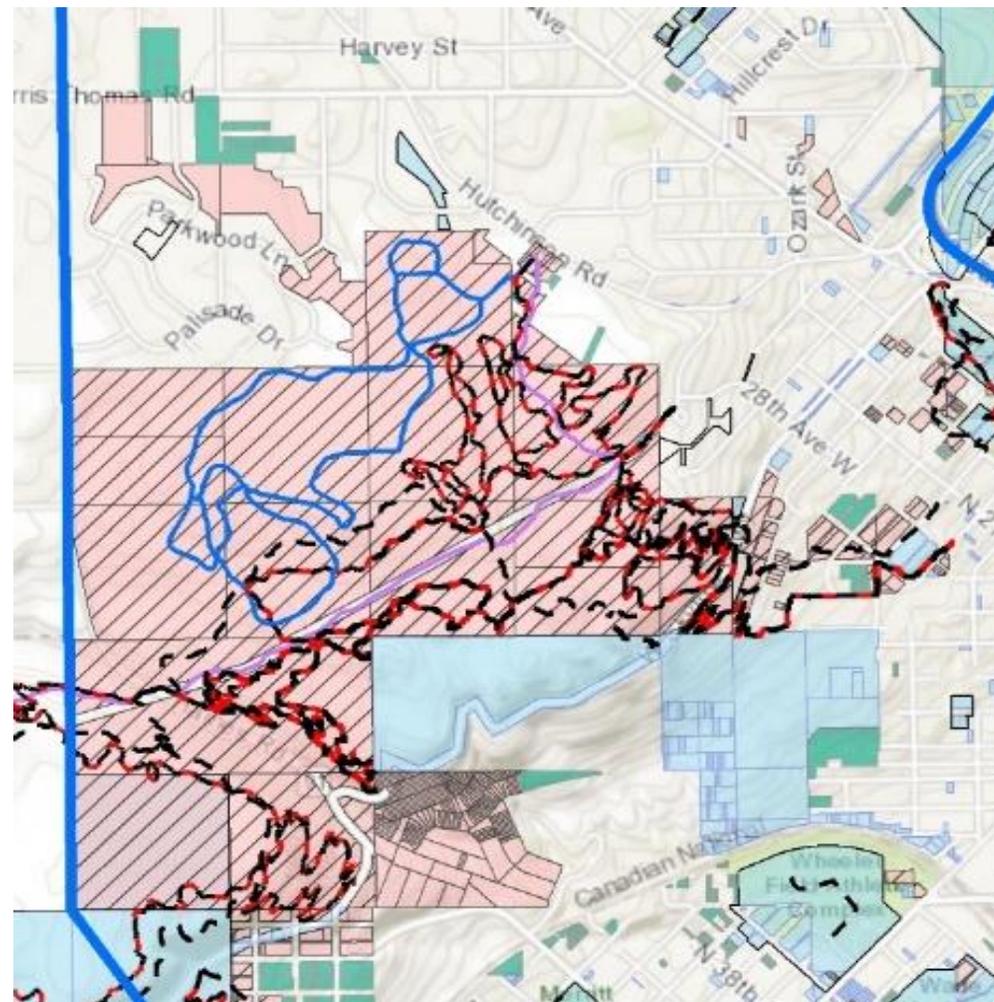
- More than 15,000 acres
- 16 designated trout streams
- 27 miles of public shoreline
- Diversity



The State of Duluth's Open Space System

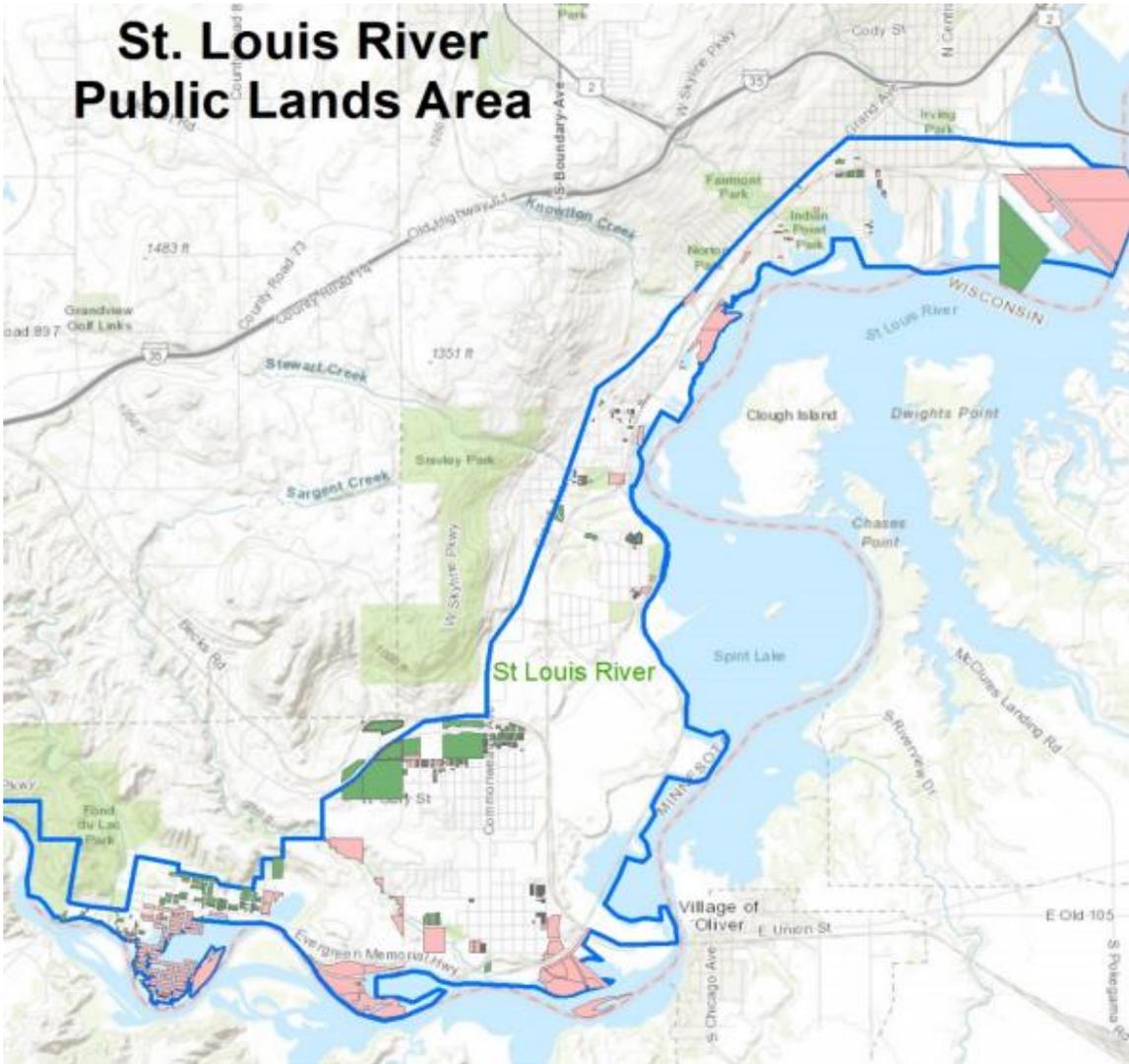


Lester Park Open Space



Piedmont Open Space

The State of Duluth's Open Space System





GOVERNING PRINCIPLES FOR OPEN SPACE

- Declare the necessity and secure the future of undeveloped places
- Reinforce the place-specific
- Take sustainable actions
- Develop a healthy community



POLICIES RELATED TO OPEN SPACE

Policy #1: Improve resiliency to flooding
and natural disasters

- Strategy #3: ...preserve those tax
forfeit lands needed for stormwater
management purposes...



Photo credit: John Thomas



POLICIES RELATED TO OPEN SPACE

Policy #2: Examine the value and need for all of Duluth's publicly owned open space

- Strategy #1: ...review government lands according to ecological importance and other public uses for more permanent protection
- Strategy #3: ...protect high-quality ecosystems over human use
- Strategy #4" ...streamline management of public lands



POLICIES RELATED TO OPEN SPACE

Policy #2: Examine the value and need for all of Duluth's publicly owned open space

- Strategy #8: ...Lands not needed for protection should be made available for development...

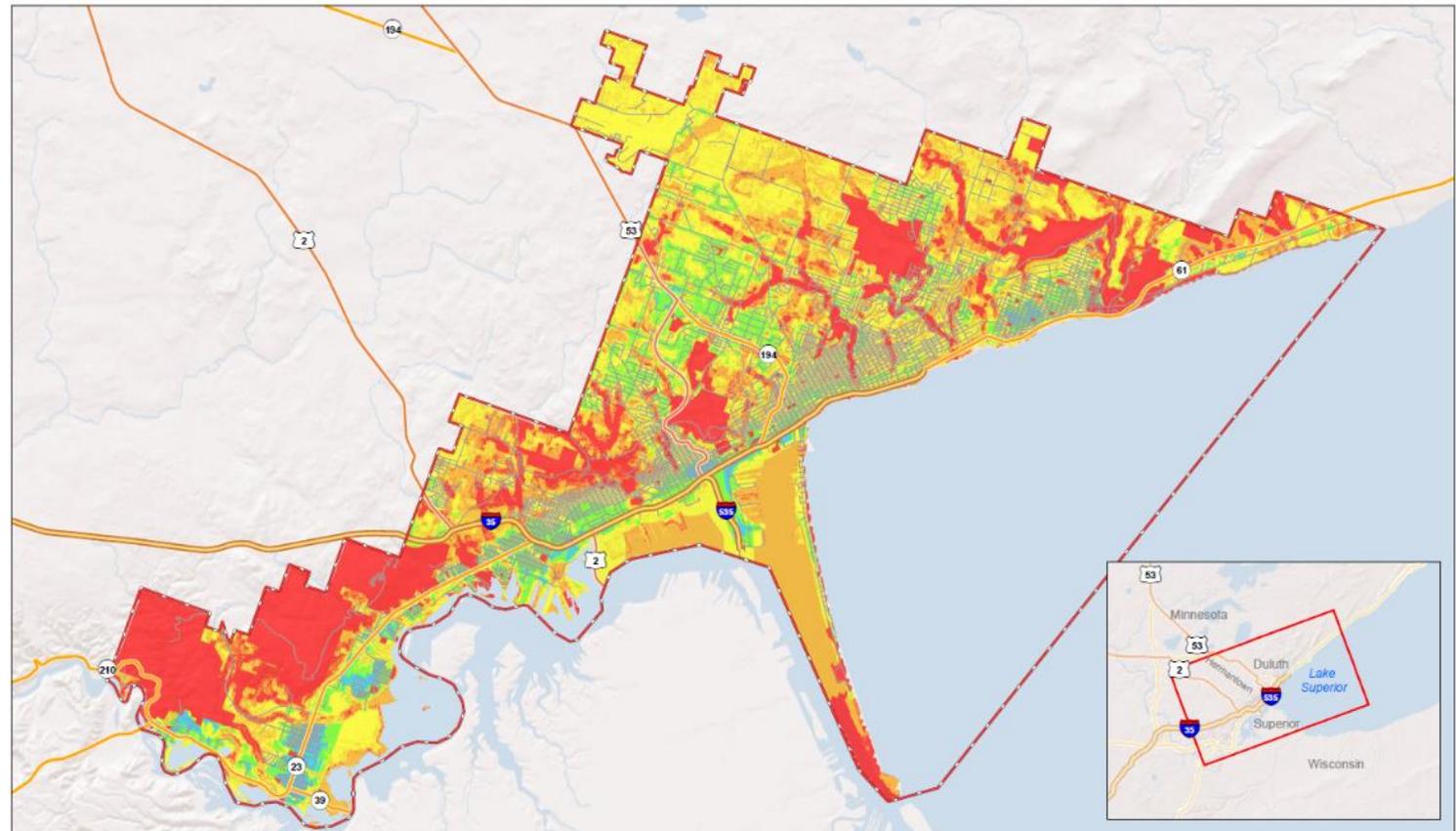


Economic Development
Mission



Parcel Selection

- Supports Land Use Plan
- Protects ecosystems
- Ensures for recreation
- Minimizes flood risk
- Encourages development



Development Suitability Analysis
City of Duluth, MN

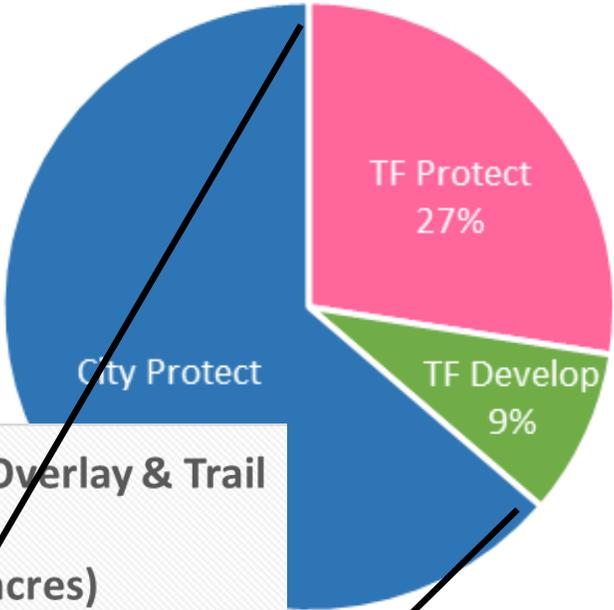


0 5 10 20 Miles

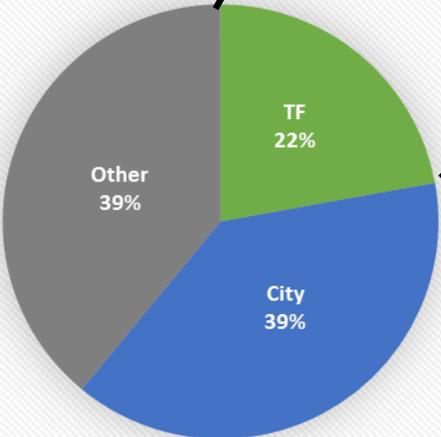


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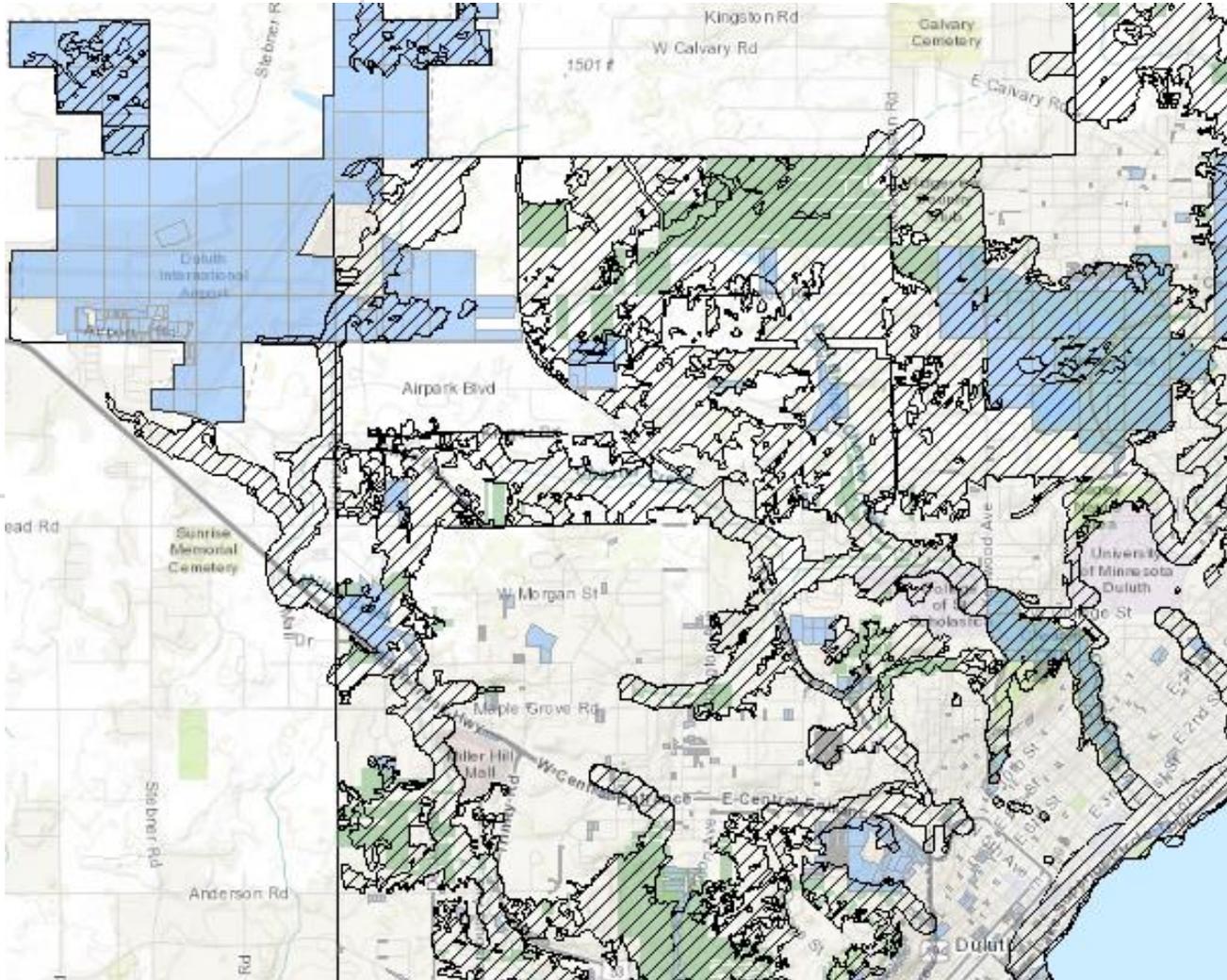
Lands Under Review (Approximately 15,315)



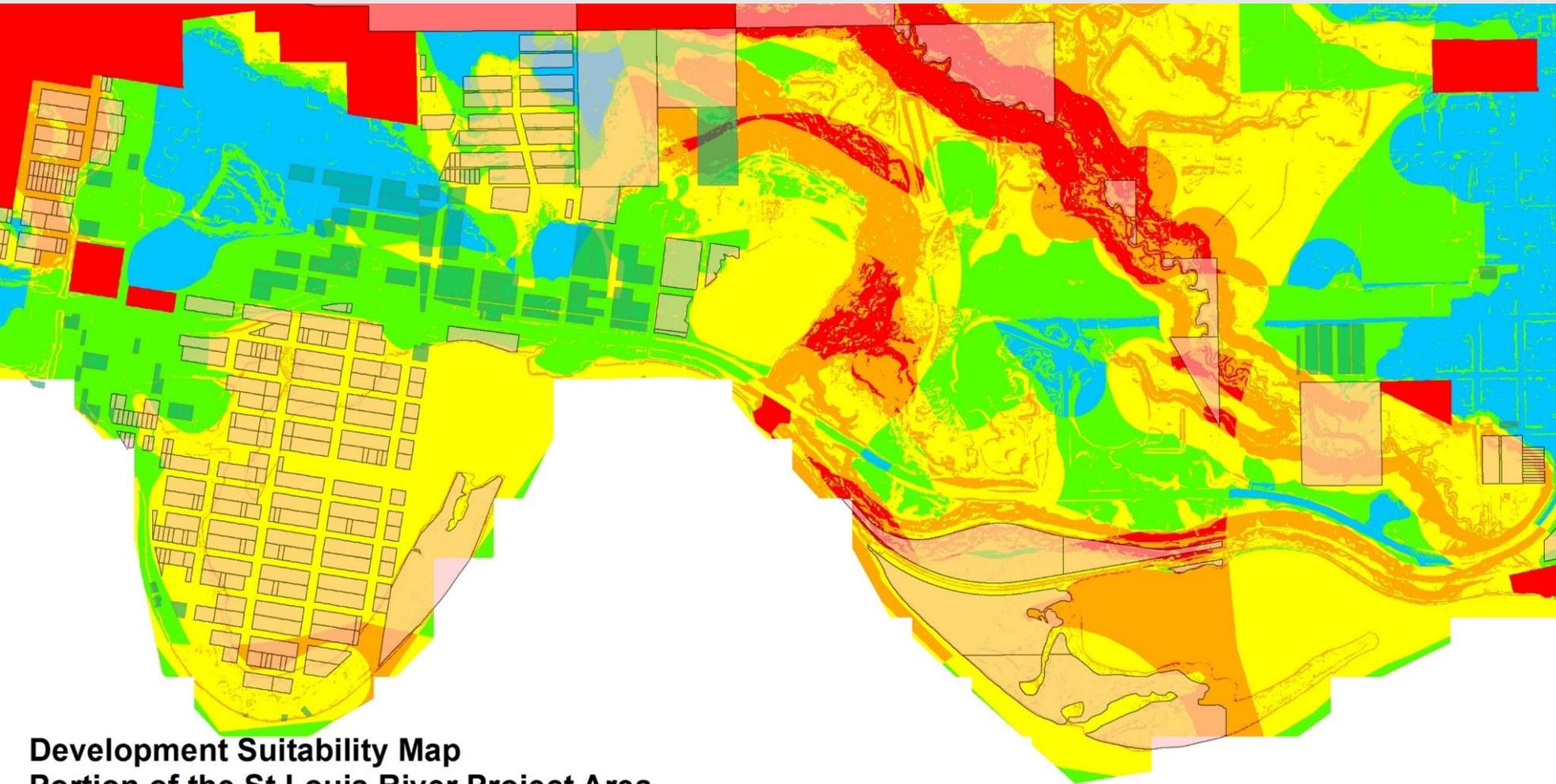
Lands in Sensitive Lands Overlay & Trail Buffers (Approx 25,111 acres)



Parcel Selection



Project Organization: Guiding Document



Development Suitability Map
Portion of the St Louis River Project Area

Tax Forfeit Land

- TF Lands for City to preserve
- TF Lands for County to sell for development

Suitability Analysis

- Lowest Suitability
- Low-Moderate Suitability
- Moderate Suitability
- High-Moderate Suitability
- Highest Suitability

Tax forfeit parcel selection guidelines

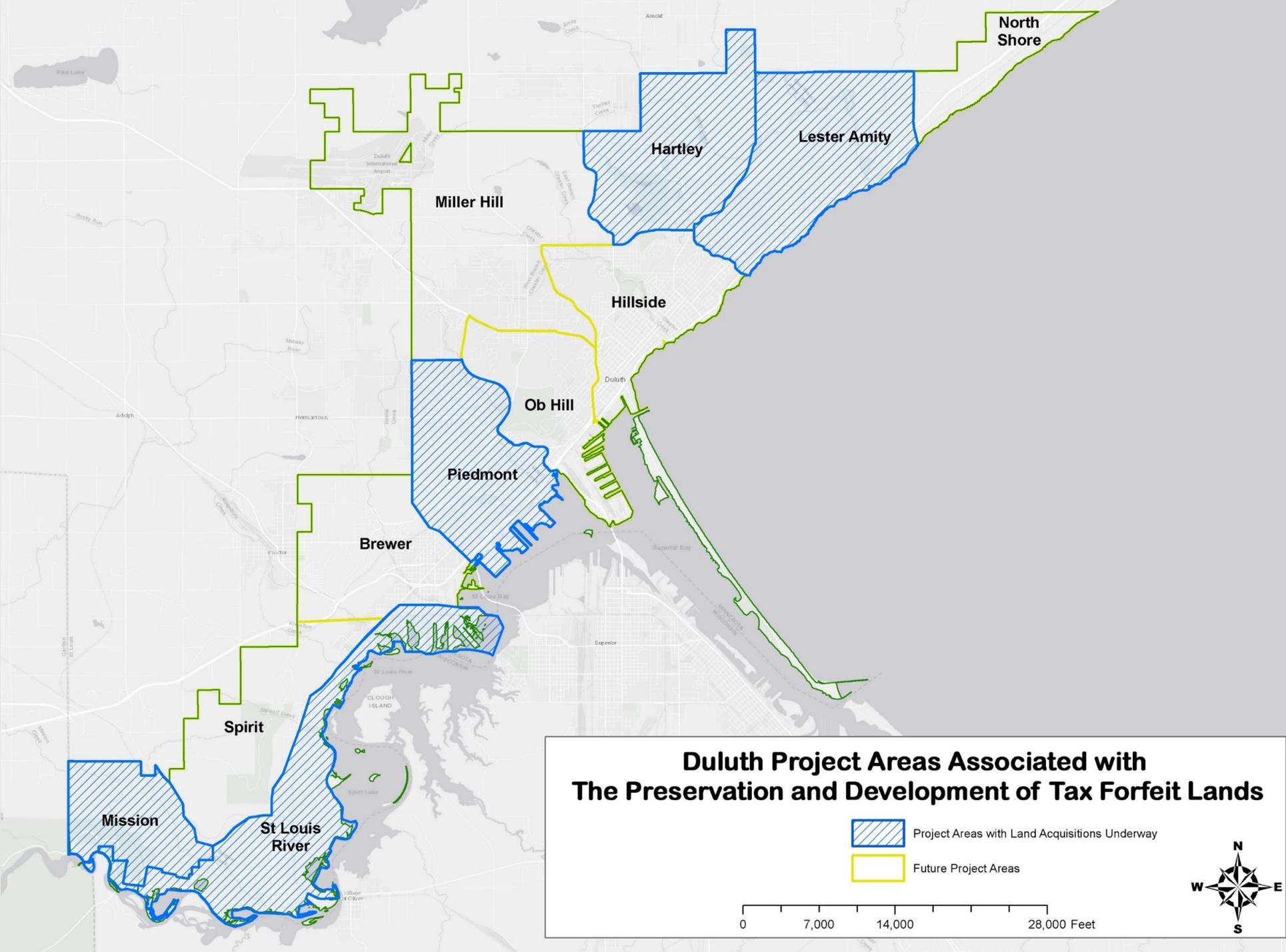
Approved by City Council Aug 17, 2020

Project Organization: City/County Agreement

Agreement with St Louis County - Approved by City Council and County Board December 2020, establishing the process by which the parties will negotiate and transact the conveyance of specific parcels to the City.



Project Organization (Phases)

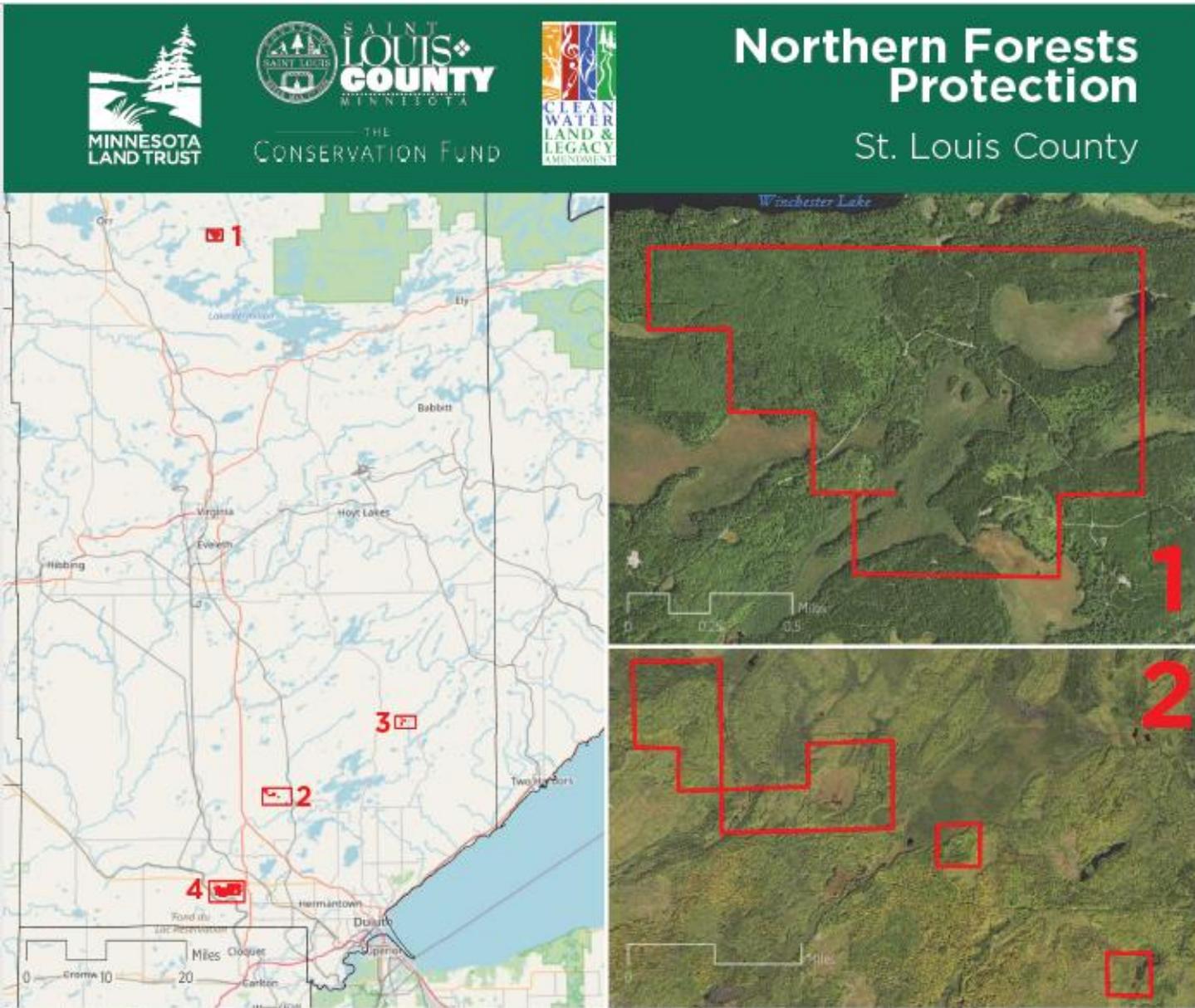


Funding Mechanisms: Transaction #1

EPA-funded acquisition of sensitive St Louis Riverfront



Funding Mechanisms: Transaction #2

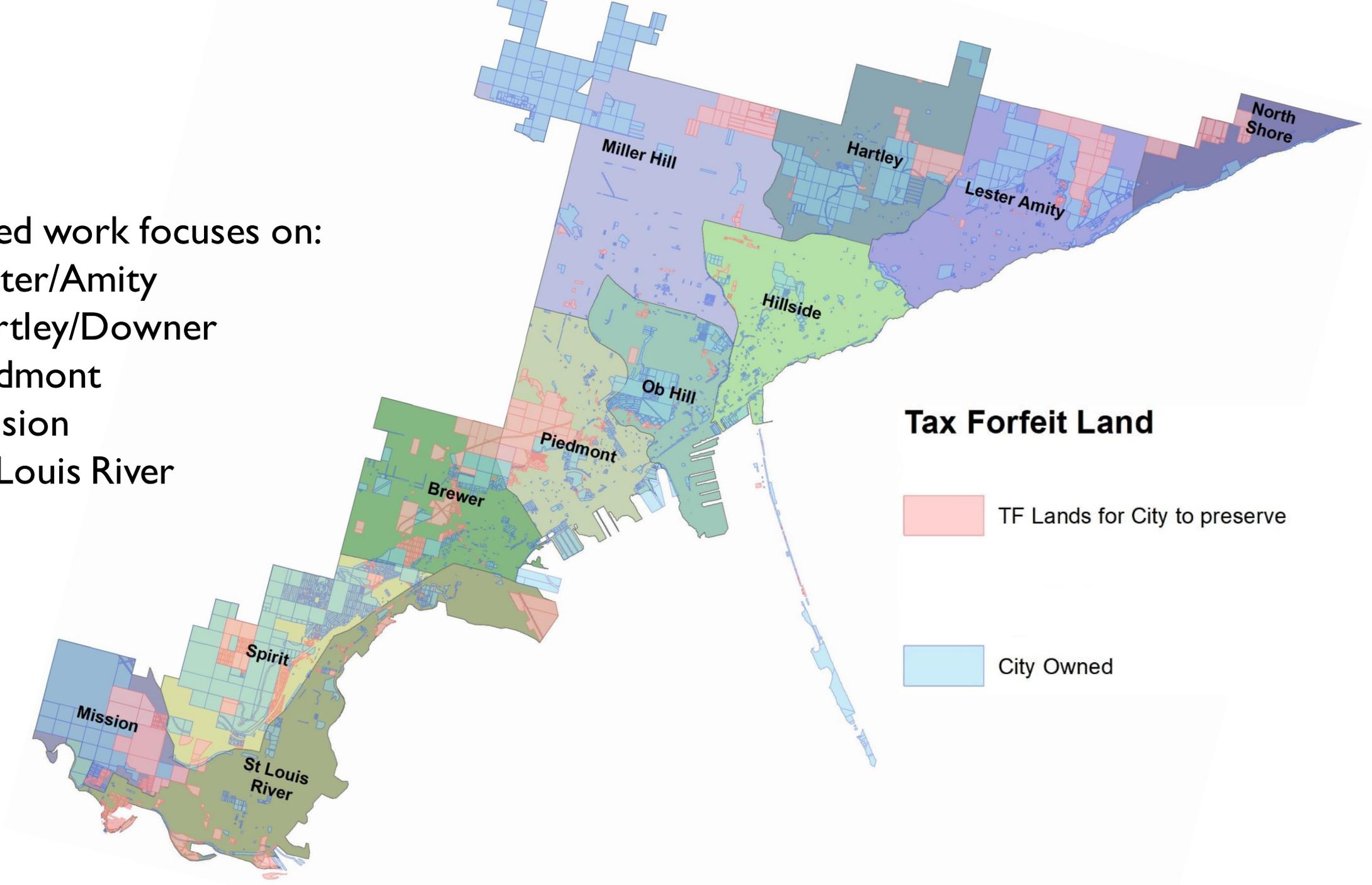


Preliminary City Parcel Selections

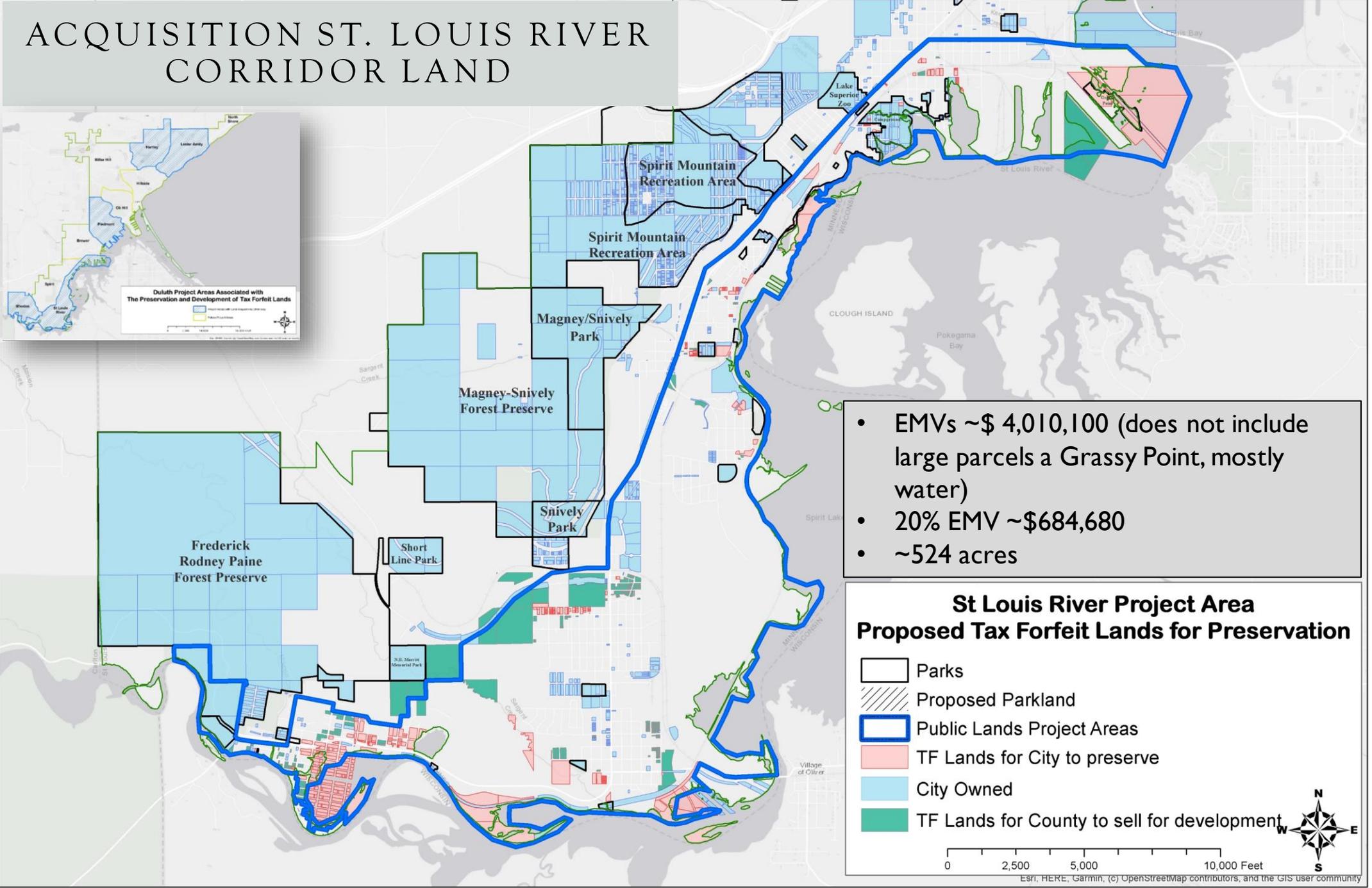
Selection	Acres	Parcels	Market Value	Value per Acre
City Protection	2,576	833	\$8,132,100	\$3,157
County to Sell for Development	419	751	\$5,873,500	\$14,017

This phased work focuses on:

- Lester/Amity
- Hartley/Downer
- Piedmont
- Mission
- St. Louis River



ACQUISITION ST. LOUIS RIVER CORRIDOR LAND



- EMVs ~\$ 4,010,100 (does not include large parcels a Grassy Point, mostly water)
- 20% EMV ~\$684,680
- ~524 acres

**St Louis River Project Area
Proposed Tax Forfeit Lands for Preservation**

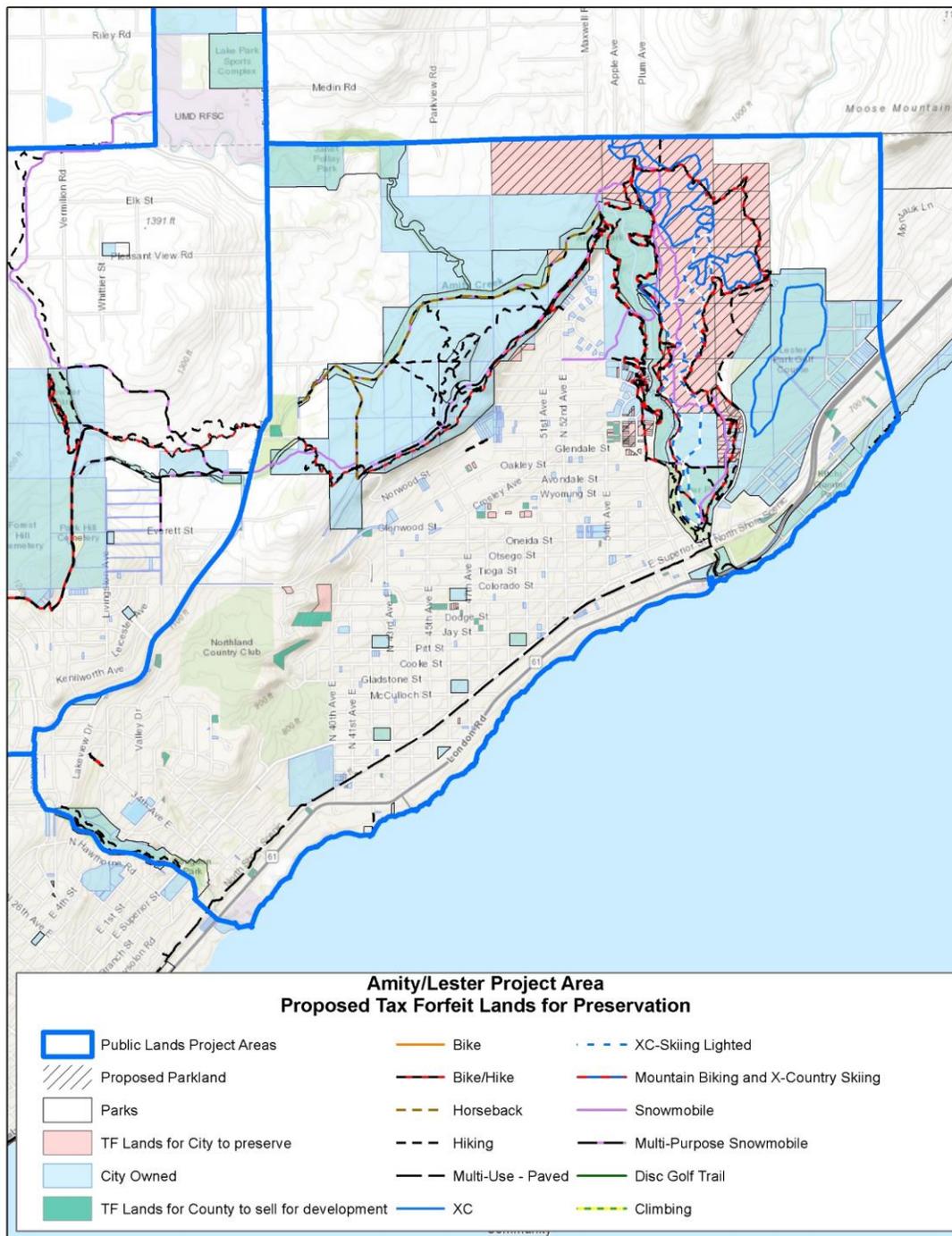
- ▭ Parks
- ▨ Proposed Parkland
- ▭ Public Lands Project Areas
- ▭ TF Lands for City to preserve
- ▭ City Owned
- ▭ TF Lands for County to sell for development

0 2,500 5,000 10,000 Feet

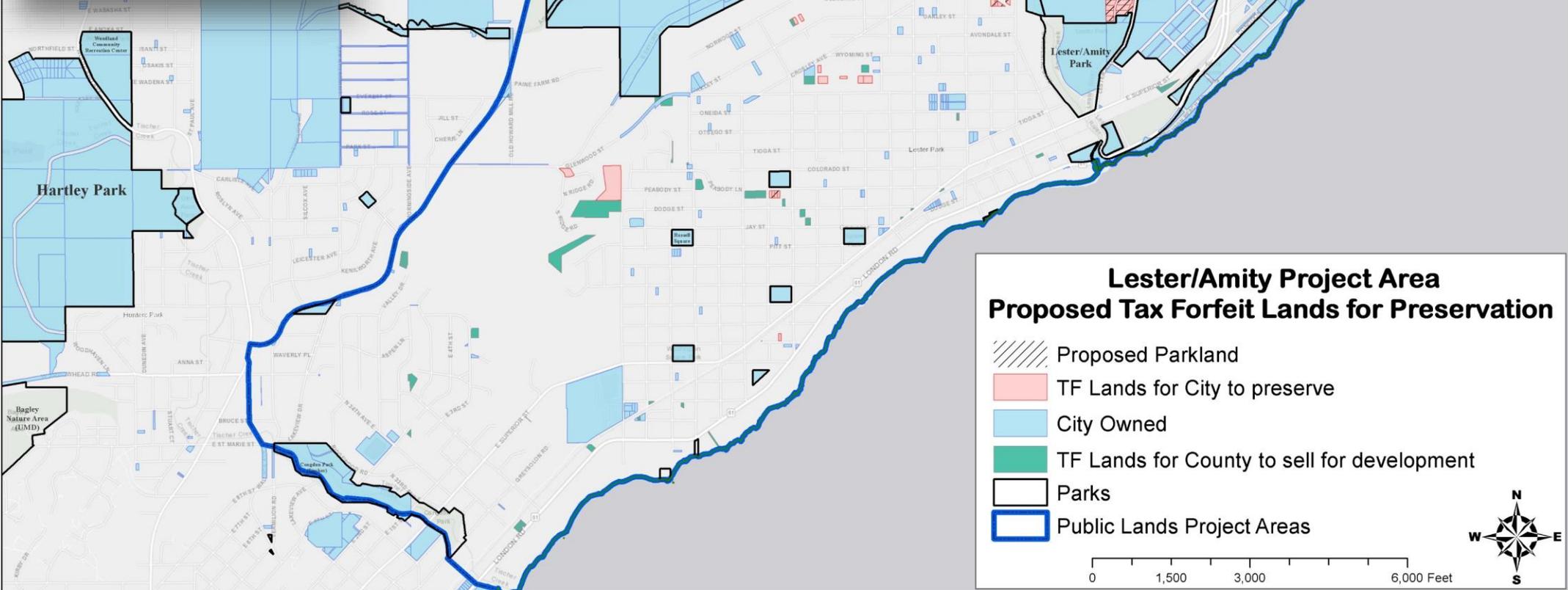
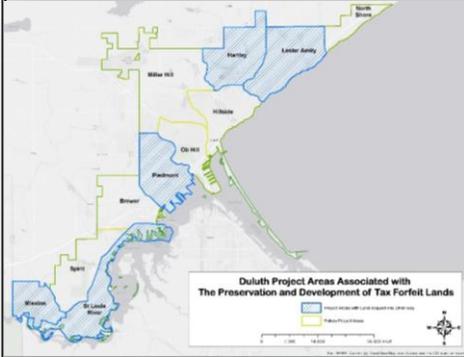
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Lester Project Area

- EMVs ~\$ 1,240,700
- City proposed acquisition ~\$36,525
 - (484 acres proposed park)
- ~493 acres

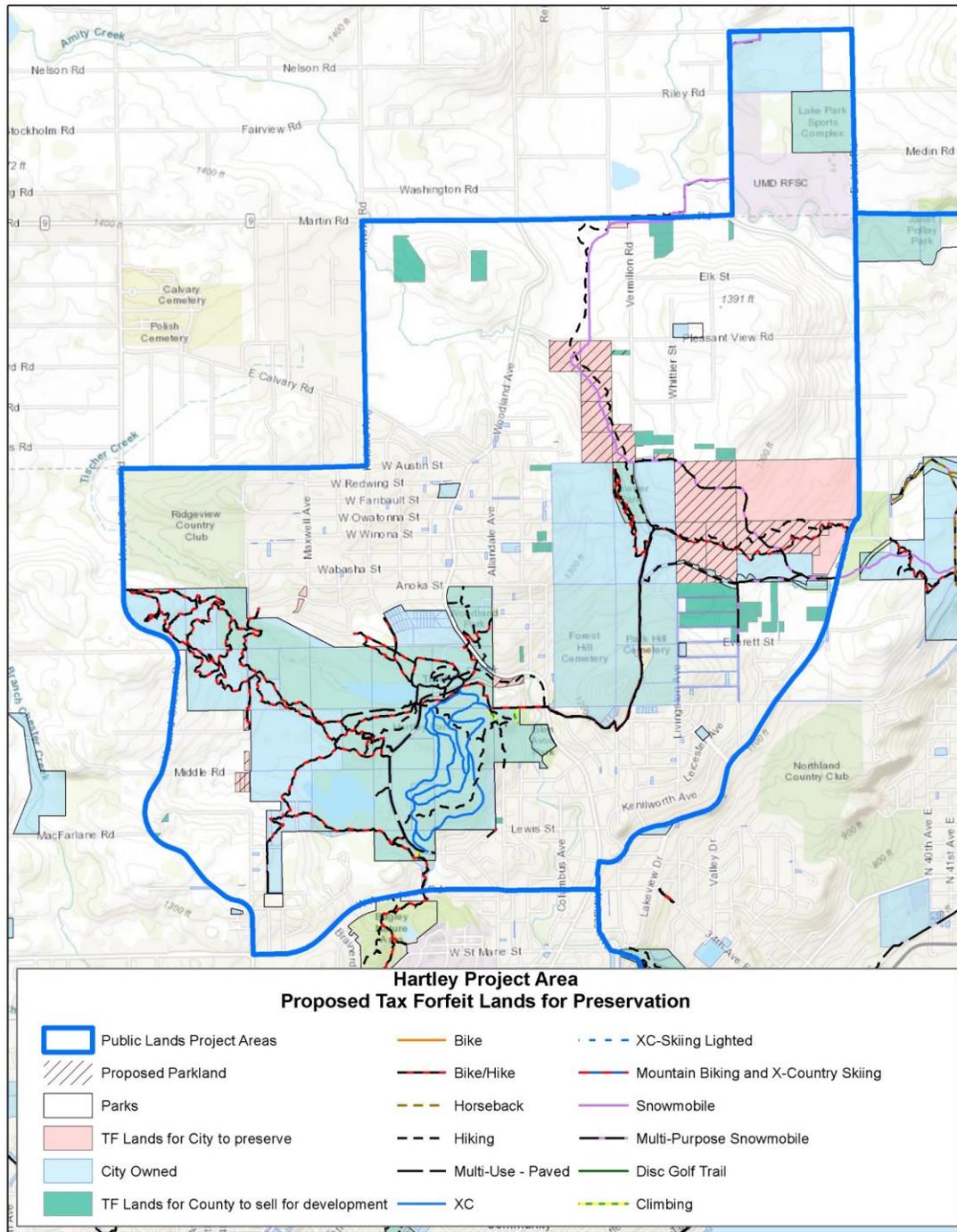


- EMVs ~\$ 1,240,700
- City proposed acquisition ~\$36,525
 - (484 acres proposed park)
- ~493 acres

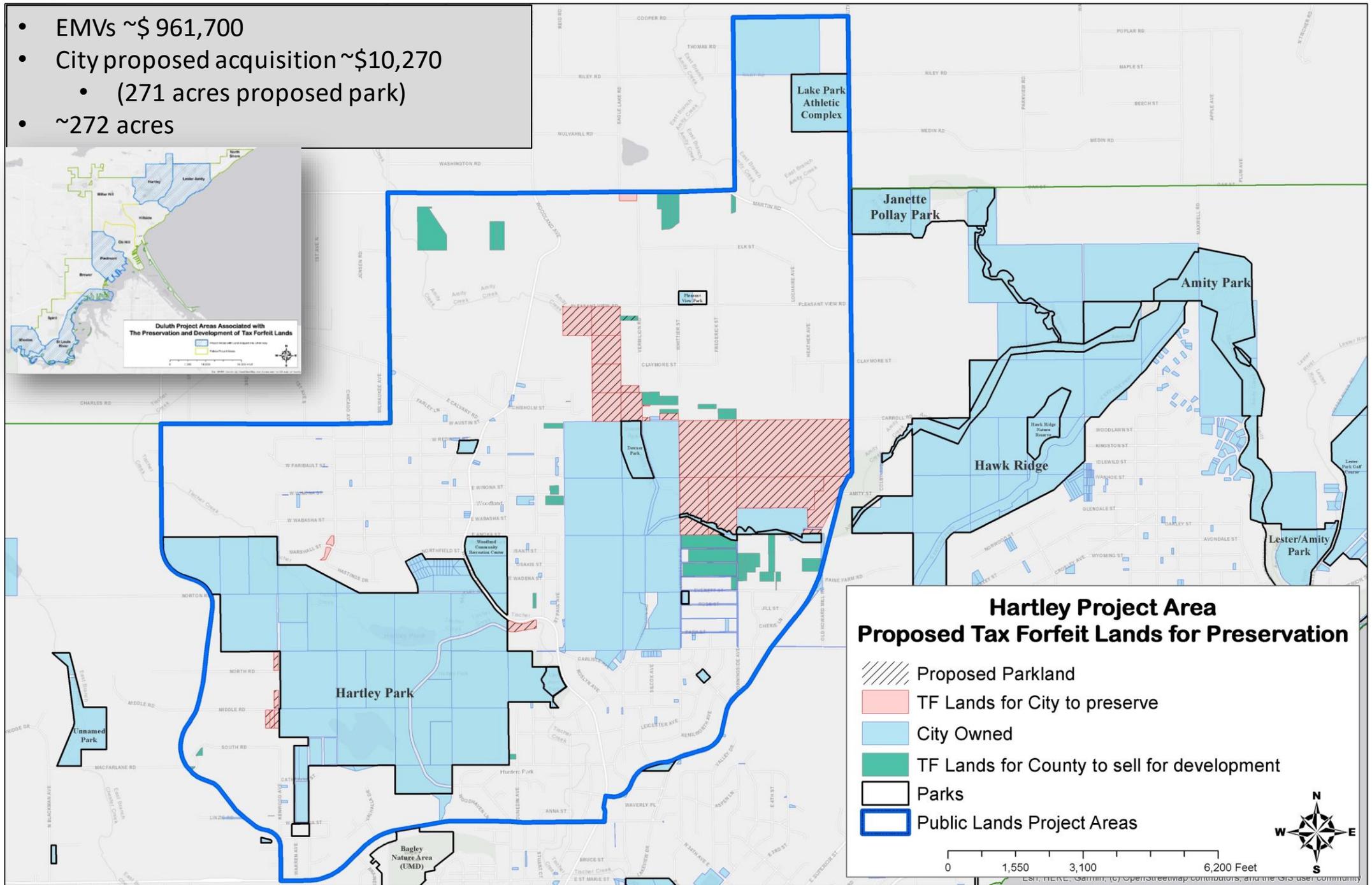
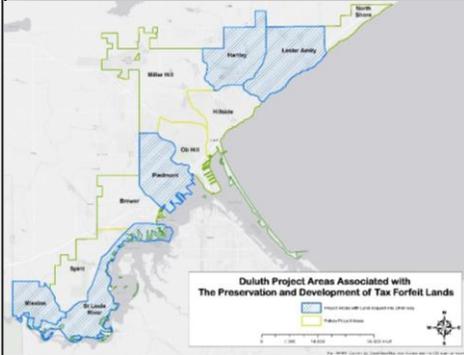


Hartley/Downer Project Area

- EMVs ~\$ 961,700
- City proposed acquisition ~\$37,510
 - (179 acres proposed park)
- ~272 acres

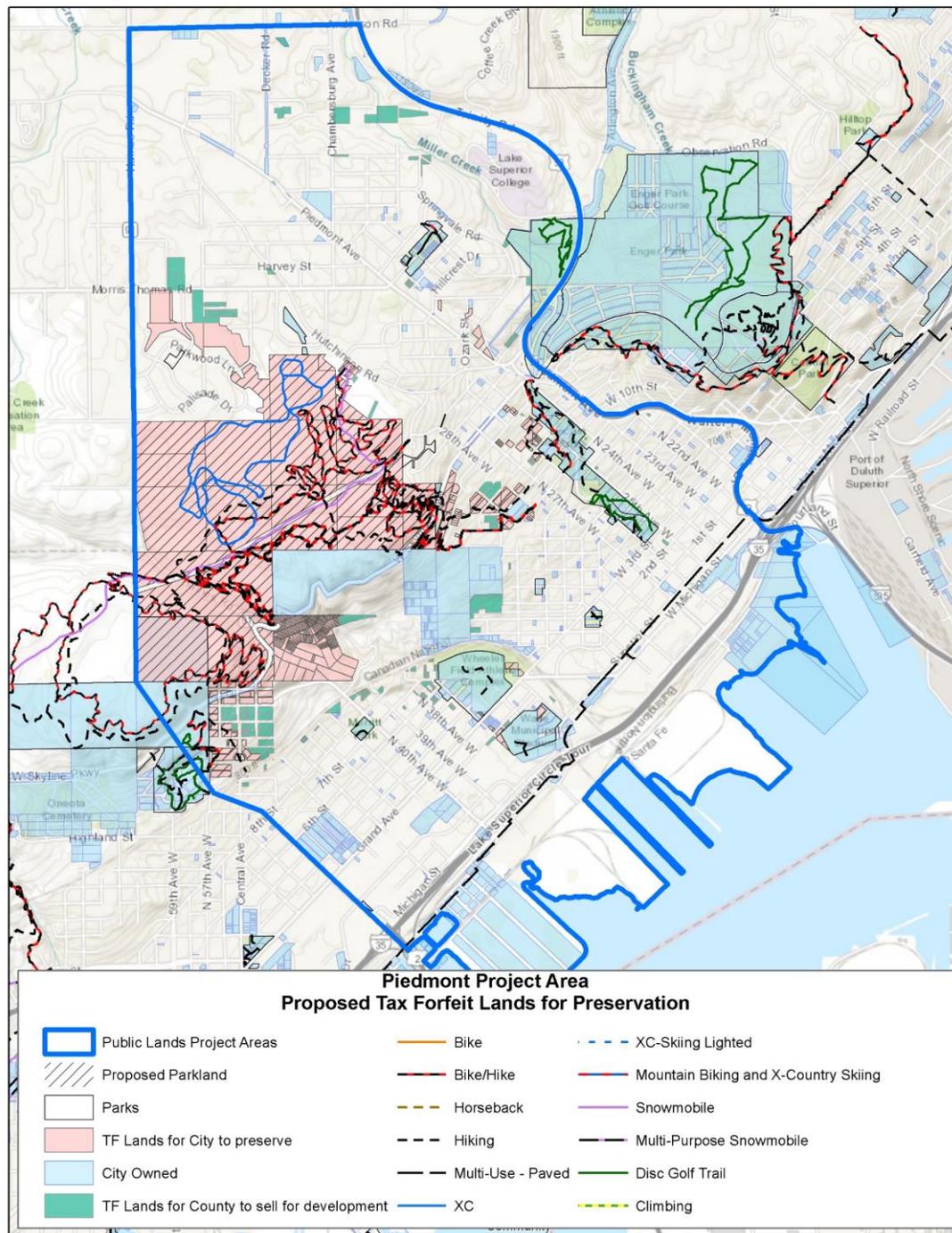


- EMVs ~\$ 961,700
- City proposed acquisition ~\$10,270
 - (271 acres proposed park)
- ~272 acres

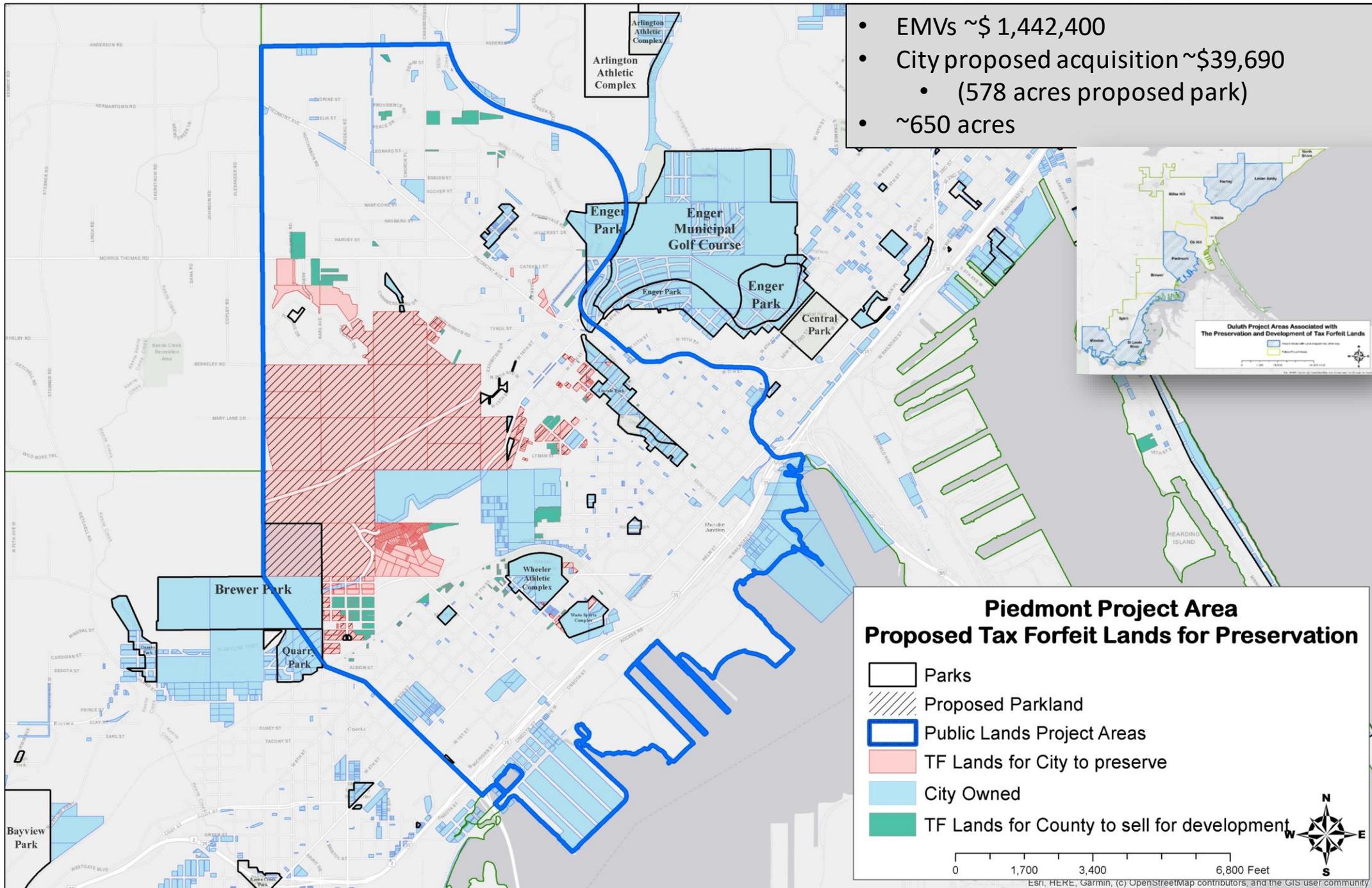
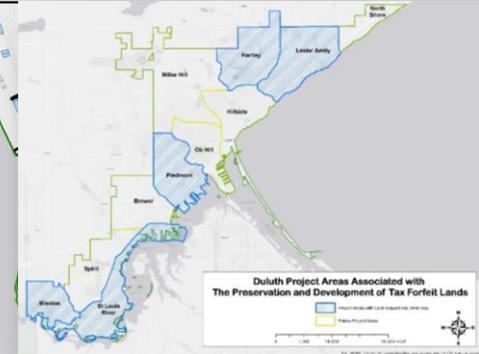


Piedmont Project Area

- EMVs ~\$ 1,442,400
- City proposed acquisition ~\$39,690
 - (578 acres proposed park)
- ~650 acres



- EMVs ~\$ 1,442,400
- City proposed acquisition ~\$39,690
 - (578 acres proposed park)
- ~650 acres



**Piedmont Project Area
Proposed Tax Forfeit Lands for Preservation**

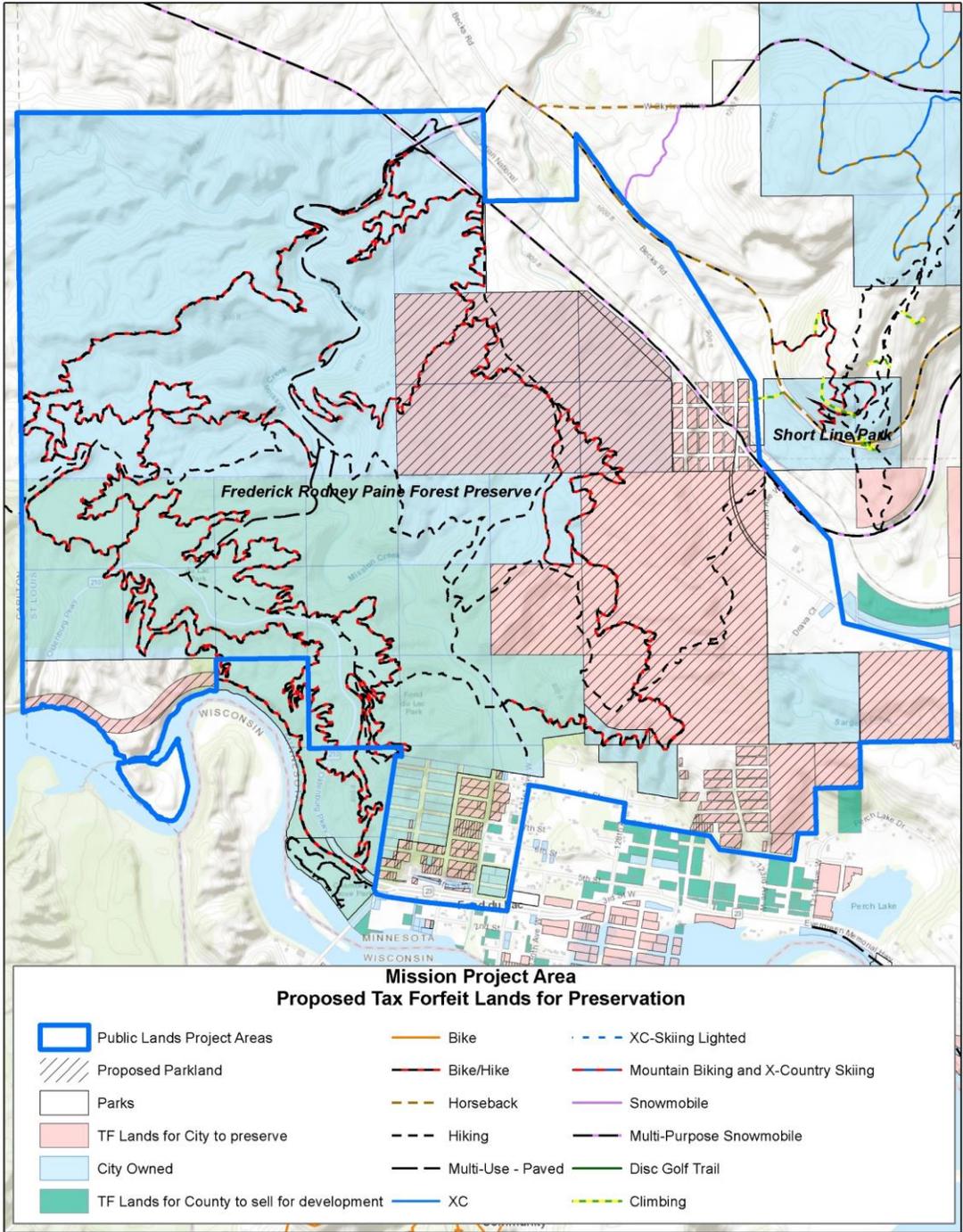
- Parks
- Proposed Parkland
- Public Lands Project Areas
- TF Lands for City to preserve
- City Owned
- TF Lands for County to sell for development

0 1,700 3,400 6,800 Feet

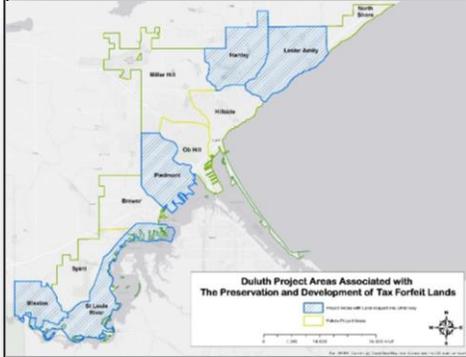
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Mission Project Area

- EMVs ~\$ 476,500
- City proposed acquisition ~\$0
 - (all proposed park)
- ~637 acres



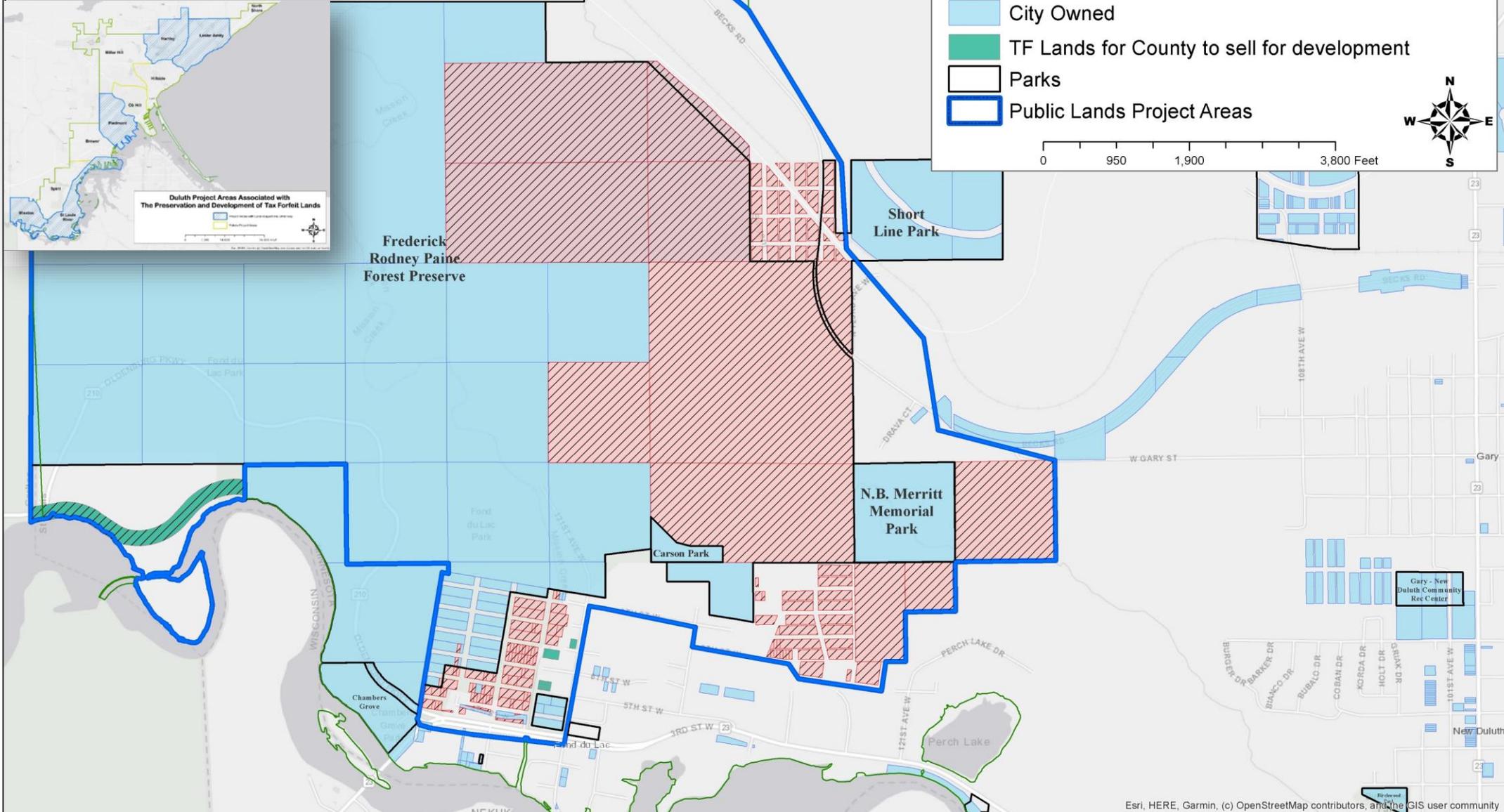
- EMVs ~\$ 476,500
- City proposed acquisition ~\$0
 - (all proposed park)
- ~637 acres



Mission Project Area Proposed Tax Forfeit Lands for Preservation

- Proposed Parkland
- TF Lands for City to preserve
- City Owned
- TF Lands for County to sell for development
- Parks
- Public Lands Project Areas

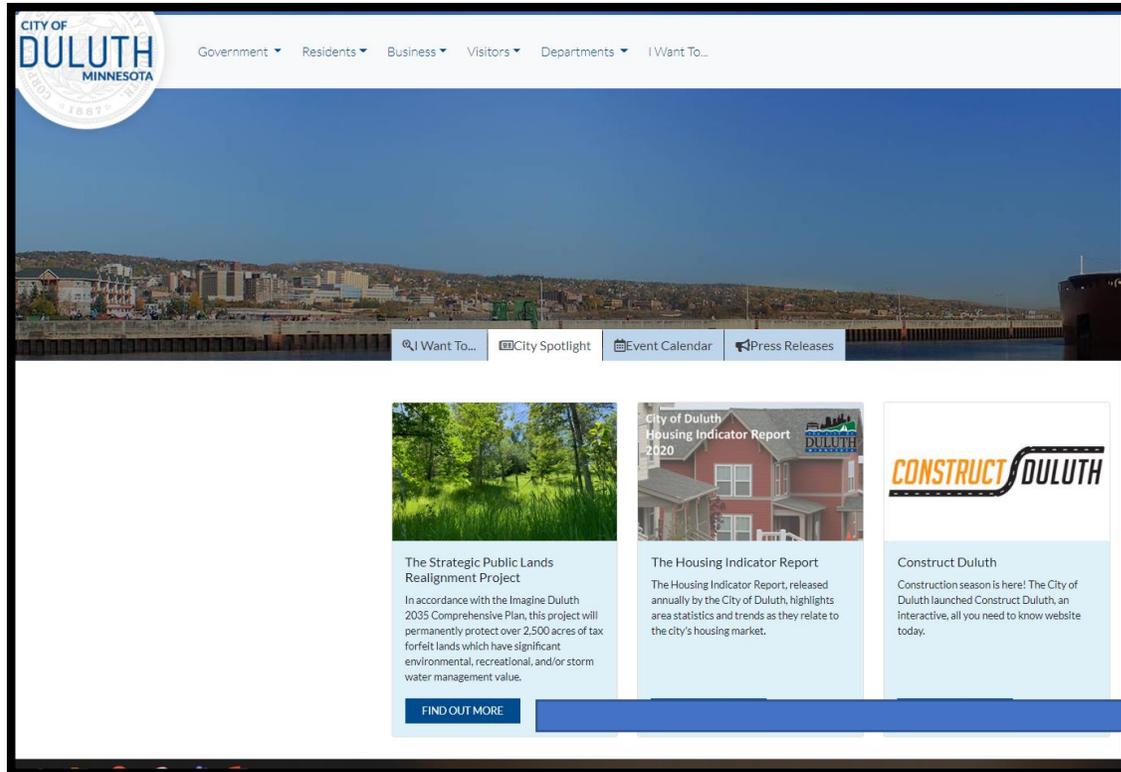
0 950 1,900 3,800 Feet



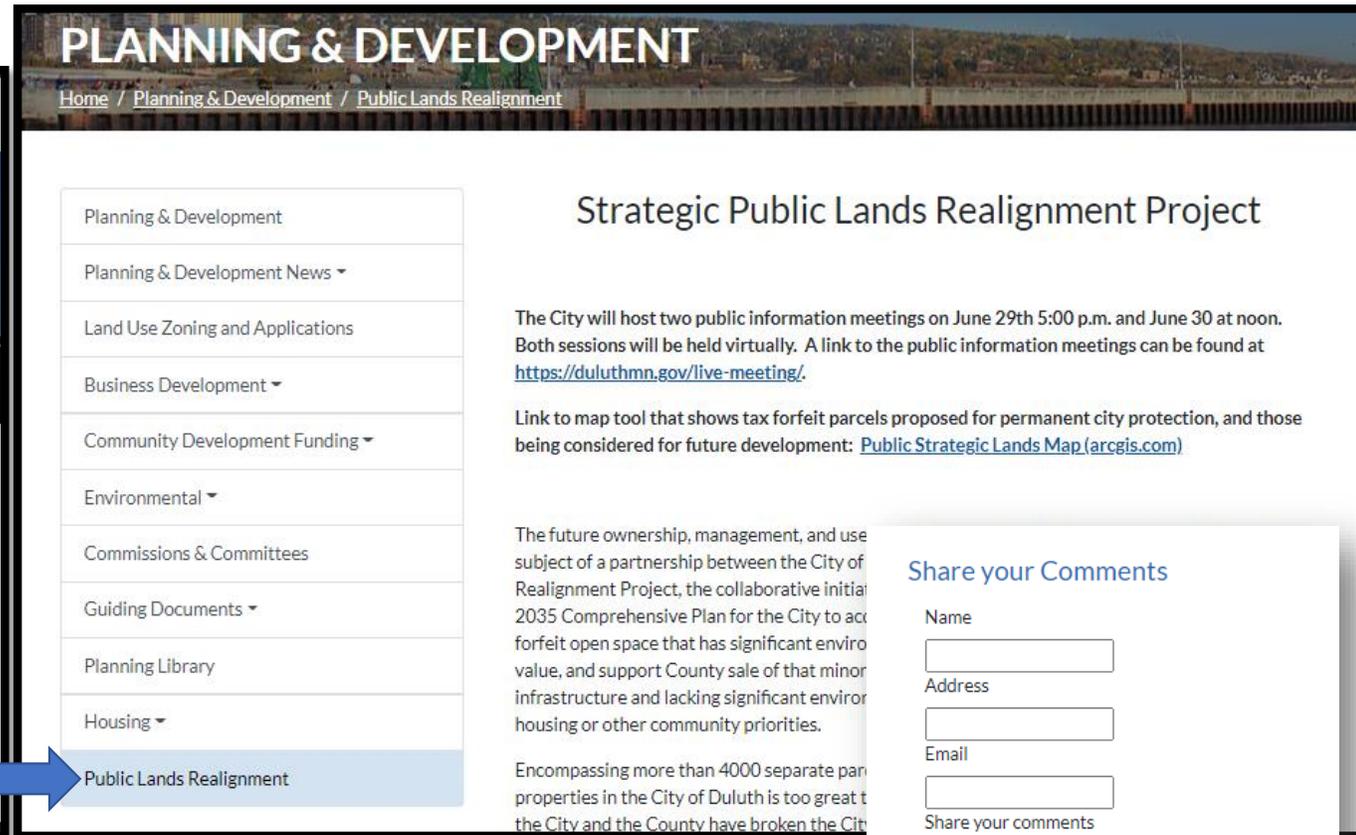
Virtual Public Meetings Addressing the Strategic Lands Realignment Project

June 29 - 5 pm	Public input meeting
June 30 - 12 pm	Public input meeting
July 15	Public Comment Period Closed
August 4 - 6 pm	Natural Resource Commission
August 10 - 5 pm	Planning Commission
August 11 - 5 pm	Parks Commission
August 16 - 7 pm	City Council

How to Study the Maps and Provide Comments



The screenshot shows the City of Duluth homepage. At the top left is the City of Duluth logo. A navigation menu includes links for Government, Residents, Business, Visitors, Departments, and I Want To... Below the navigation is a large banner image of a cityscape. Underneath the banner are several utility buttons: I Want To..., City Spotlight, Event Calendar, and Press Releases. The main content area features three featured articles: 'The Strategic Public Lands Realignment Project', 'City of Duluth Housing Indicator Report 2020', and 'Construct Duluth'. A blue arrow points from the 'FIND OUT MORE' button under the first article to the 'Public Lands Realignment' link in the adjacent screenshot.



The screenshot shows the 'PLANNING & DEVELOPMENT' page for the 'Public Lands Realignment' project. The breadcrumb trail is 'Home / Planning & Development / Public Lands Realignment'. On the left is a vertical menu with the following items: Planning & Development, Planning & Development News, Land Use Zoning and Applications, Business Development, Community Development Funding, Environmental, Commissions & Committees, Guiding Documents, Planning Library, Housing, and Public Lands Realignment (highlighted). The main content area is titled 'Strategic Public Lands Realignment Project'. It contains the following text: 'The City will host two public information meetings on June 29th 5:00 p.m. and June 30 at noon. Both sessions will be held virtually. A link to the public information meetings can be found at <https://duluthmn.gov/live-meeting/>.' Below this is a link to a map tool: 'Link to map tool that shows tax forfeit parcels proposed for permanent city protection, and those being considered for future development: [Public Strategic Lands Map \(arcgis.com\)](#)'. Further down, it states: 'The future ownership, management, and use subject of a partnership between the City of Realignment Project, the collaborative initial 2035 Comprehensive Plan for the City to acquire forfeit open space that has significant environmental value, and support County sale of that minor infrastructure and lacking significant environmental housing or other community priorities.' At the bottom, it says: 'Encompassing more than 4000 separate parcels, the total number of properties in the City of Duluth is too great to list. The City and the County have broken the City into several areas for management and use.'

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Recaptcha

I'm not a robot 

QUESTIONS

